

DOORS HOLDINGS 2025-1 LLC
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

08-2N-27-0232-0064-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT		CD		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND					
Exterior Wall		16		WD FR STUC 100		0100		01		2,058		112.1610		112.16		230,825		2006		2006		0		0		0		91.00			
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM - 0% - 0		Heated Area: 1769		HX Base Yr																			
Roof Cover		03		COMP SHNGL 100																											
Interior Wall		05		DRYWALL 100																											
Interior Floo		14		CARPET 70																											
Interior Floo		08		SHT VINYL 30																											
Air Condition		03		CENTRAL 100																											
Heating Type		04		AIR DUCTED 100																											
Bedrooms				3 100																											
Bathrooms				2 100																											
Frame		02		WOOD FRAME 100																											
Stories		1.		1. 100																											
Units				0 100																											
Occupancy		00		NONE 100																											
Quality		04		Quality Level 04																											
DOR CODE		0100		SINGLE FAMILY																											
MAP NUM				MKT AREA																											
NEIGHBORHOOD/LOC				4050.00																											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																					
BAS		1,769		100		2006		1,769		180,554																					
FGR		424		55		2006		233		23,781																					
FOP		30		30		2006		9		918																					
FOP		132		30		2006		40		4,082																					
PTO		132		5		2006		7		714																					
TOTALS		2,487						2,058		210,051																					
EXTRA FEATURES										86550 CARTESIAN POINTE DR, YULEE																					
BLD DATE		03/20/2023		NW		LGL DATE																									
XF DATE						LAND DATE																									
INC DATE						AG DATE																									
L N		OB/XF CODE		DESCRIPTION		BLD CAP		L W		UNITS		UT		Adj R		ADJ UNIT PRICE		ORIG COND		YEAR ON		YEAR ACTUAL		Q		% COND		OB/XF MKT VALUE		NOTES	
1		0811		CONCRETE B		0		0		0		0		821.00		SF 5.20		5.20		100		2006		2006		3		86		3,672	